



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Conservation Commission Minutes 11/04/2010

Arlington Conservation Commission
 Minutes
 November 4, 2010

Mr. Stevens called the meeting to order at 7:45 p.m. in the second floor conference room of the Town Hall Annex. Present were Nathaniel Stevens, Charles Tirone, David White, Ellen Reed, Curt Connors and Catherine Garnett of the Commission. Tim Williams, Brian Jones, Mike Rademacher, Elizabeth Karpati, Martine Gougault, and Karro Frost were in attendance.

7:45 pm – Commission Business

7:45pm - Executive Session - session was not conducted, this item was continued to 11/18 at 7:45pm

8pm Working Session – habitat garden at Arlington Reservoir

Ms. Gougault presented plans for installing informal paths and shrubs, perennials and grasses near the emergency outlet spillway from Arlington Reservoir. The paths would be mulched or mown. The plan is soon to be vetted with DPW to make certain that they can still perform dam operations without harming the garden.

The plan includes stones, stumps or logs and natural (clumped) groupings. The Commission expressed concern that the plants are watered during the initial period after they are installed. This issue had not yet been addressed.

The board would like a full permit application if any earthwork/regrading is needed for pathways or planting beds.

8:15 pm Notice of Intent – 30-50 Mill St apartment building

This hearing was continued from 10/21.

Mr. Williams updated the board on revisions to the apartment building design. At Ms. Beckwith's request, the consultants gave an overview of the entire project for the benefit of the newest member of the board, Mr. Connors.

Mr. Jones outlined the major project features. All of the changes have been recalculated in the floodplain tables on plan sheet C-3, which shows compensatory flood storage at 1:3 or greater.

The lower level parking area has no internal drains. The rooftop patios do not have cisterns for rainwater capture, because they are very small. The building owners will have responsibility for stormwater BMP maintenance. The maintenance interval on the stormwater inlets is to inspect 4 times per year with a minimum of annual clean out. There are three smaller inlet treatment catch basins and one larger stormwater quality treatment device.

The forebay of the swale now wraps around the northern corner of the building and captures runoff from the back parking area. In the redesign, there is no onsite snow storage areas so it will be a management requirement to dispose of all snow offsite or melted on-site as it cannot be placed in the swale. The outside dumpsters also have been removed and all waste is contained below the building in the lower level.

The clay groundwater cutoff wall is still in the plans. A letter clarifying the need for this is forthcoming from the LSP.

Mr. Tirone asked if all of the floodwater receding from the lower level will enter the swale in the forebay section. Mr. Jones responded no, that roughly half of the runoff will enter the swale in the forebay and half will enter the swale in the lower section which will still be treated by the large water quality inlet.

Mr. Tirone asked why the units in the apartment building that are located over the floodplain do not trigger the bylaw fee. The units are in the floodplain when considering the plan view of the project. The flood issue will be a concern for property managers and car owners who have to move their cars when it floods the lower level.

Mr. Williams responded that they would calculate how many units are located over the floodplain and provide a written response to the question about fees.

Mr. Williams also reported that they are still working on completing the Redevelopment Board hearings and then, once that permit is completed, they must return to the Zoning Board of Appeals for a revision to that permit.

Reed/Garnett motioned to continue the hearing to 11/18 at 8pm; motion passed unanimously.

8:30pm Notice of Intent – Mill Brook at Ryder St, repair of concrete channel

Mr. Rademacher received the Emergency Certification issued by Ms. Beckwith on 10/22.
The bylaw does not address emergencies so Mr. Stevens thought it prudent to issue an Order of Conditions under the bylaw.

White/Reed motioned to approve the project under the bylaw as conditioned in the Emergency Certification; motion passed unanimously.

8:45pm Amendments to Bylaw Regulations

Ms. Garnett presented planting regulations and Ms. Beckwith worked with her on formatting and clarifying the information with the goal to be readily accessible to the general public. This item will be continued to 11/18 at 8:30pm.

9pm Discussion – Thompson school land swap

Mr. Stevens presented proposed criteria upon which the Commission would use for a vote on this plan to build a new Thompson School on park land and then tear down the existing old school and construct a new park at the location of the old school.

The change of use of the park land, Article 97 land, requires approval from multiple boards and levels of government, including the Conservation Commission.

This vote (or maybe just a formal presentation of the proposal) may come to the board as soon as 11/30 or at our 12/2 meeting.

Commission Business (cont.)

White/Connors motioned to approve the 10/21 minutes as edited; motion passed unanimously.

Ms. Frost presented old file information in regards to the request for a Certificate of Compliance at Spy Pond Condos, permit number 91-87, for shoreline stabilization, issued in 1991. Ms. Frost had a plan and site report completed by New England Environmental (NEE, who had installed the coirlog and plants) in 1995.

Mr. Tirone asked where were the 2 years of monitoring reports asked for in the special conditions.

Mr. Tirone asked for a new application be filed for new plantings along the shoreline.

Ms. Frost proposed that the Spy Pond Condo Association could file for a maintenance permit for that work and any other within the jurisdiction of the Commission.

Mr. Tirone asked for NEE to submit a letter of completion of the project in order for the Conservation Commission to sign off on the Certificate of Compliance. Ms. Frost said NEE could provide such a letter.

Mr. Stevens suggested that the Commission might only be comfortable with issuing a partial certificate since the project was so old and there were lots of holes in the file information leading to a lack of clarity.

Ms. Garnett suggested that the letter from NEE include recommendations on management practices for the Condo association. Ms. Frost agreed.

White/Connors motioned to continue the consideration of this topic to 11/18 at 8:15pm; motion passed unanimously.

Meeting adjourned at 10:30pm.
Respectfully submitted,
Corinna Beckwith
Commission Administrator

